



# LAKE FAIRFAX PARK

MASTER PLAN REVISION



PUBLIC COMMENT MEETING  
JUNE 20, 2018

# TONIGHT'S AGENDA



- WELCOME AND INTRODUCTIONS
- DESCRIPTION OF THE PLANNING PROCESS
- PARK CONDITIONS
- DRAFT CONCEPTUAL DEVELOPMENT PLAN
- COMMENT SESSION

# FCPA at a Glance

TRAILS  
**324**  
miles

PARKS  
**427**

TOTAL VISITATION

17,754,788

LAND  
**23,300+**  
acres





# PARK AUTHORITY BOARD



- TWELVE-MEMBER BOARD
- APPOINTED BY THE BOARD OF SUPERVISORS
- INCLUDES A REPRESENTATIVE FOR EACH OF THE NINE MAGISTERIAL DISTRICTS PLUS THREE AT-LARGE MEMBERS



# PARK AUTHORITY MISSION

## Enhance Quality of Life Through:

- Natural & Cultural Resource Stewardship
- Recreational Opportunities
- Quality Facilities & Services



# THE MASTER PLAN PROCESS

## COMPREHENSIVE PLAN

### Park Classification System

Provides a general framework intended to guide open space and public facilities planning

### Park Authority System includes:

Local Parks – District Parks – Countywide Parks – Resource-Based Parks

### Park Classification provides an indication of:

- Appropriate uses
- General park size range
- Typical facility types
- General park experience



# THE MASTER PLAN PROCESS

## THE PURPOSE OF A PARK MASTER PLAN IS TO:

- DEVELOP A SITE-SPECIFIC, LONG-RANGE VISION FOR THE PARK
- IDENTIFY RESOURCES WORTHY OF PROTECTION
- ASSESS SITE CONDITIONS AND COMMUNITY CONCERNS
- PROVIDE A GENERAL GUIDE FOR APPROPRIATE PARK USES
- ESTABLISH THE GENERAL LOCATION FOR PROPOSED FACILITIES

# PARK MASTER PLAN COMPONENTS

## WRITTEN REPORT

- ESTABLISHES PARK PURPOSE AND CLASSIFICATION
- DESCRIBES EXISTING CONDITIONS AND CONSTRAINTS
- DESCRIBES THE DESIRED VISITOR EXPERIENCE
- DESCRIBES THE PARK FEATURES
- IDENTIFIES DESIGN CONCERNS TO BE ADDRESSED AT DEVELOPMENT STAGE

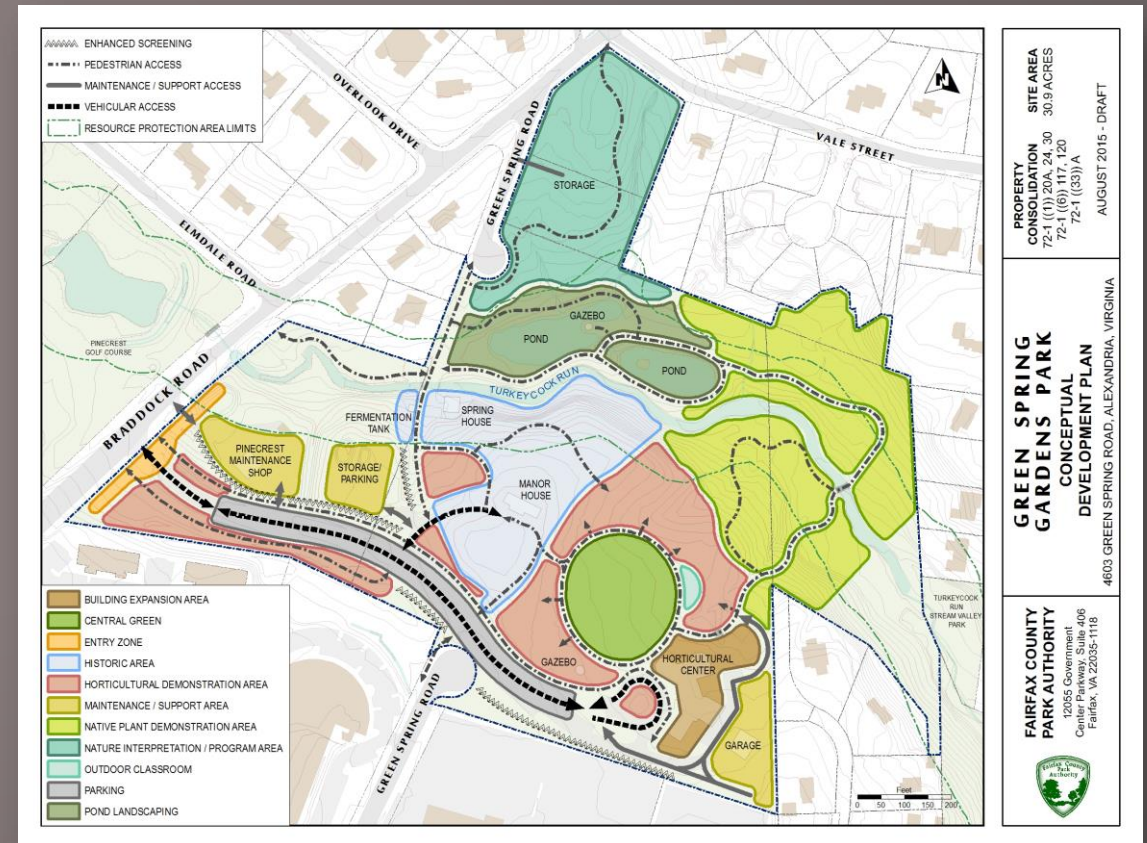




# PARK MASTER PLAN COMPONENTS

## CONCEPTUAL DEVELOPMENT PLAN

- CONCEPTUAL SITE LAYOUT
- GRAPHICALLY SHOWS GENERAL LOCATION OF RECOMMENDED FACILITIES & USE AREAS
- CONCEPTUAL SITE DESIGN, NOT AN ENGINEERED SITE PLAN



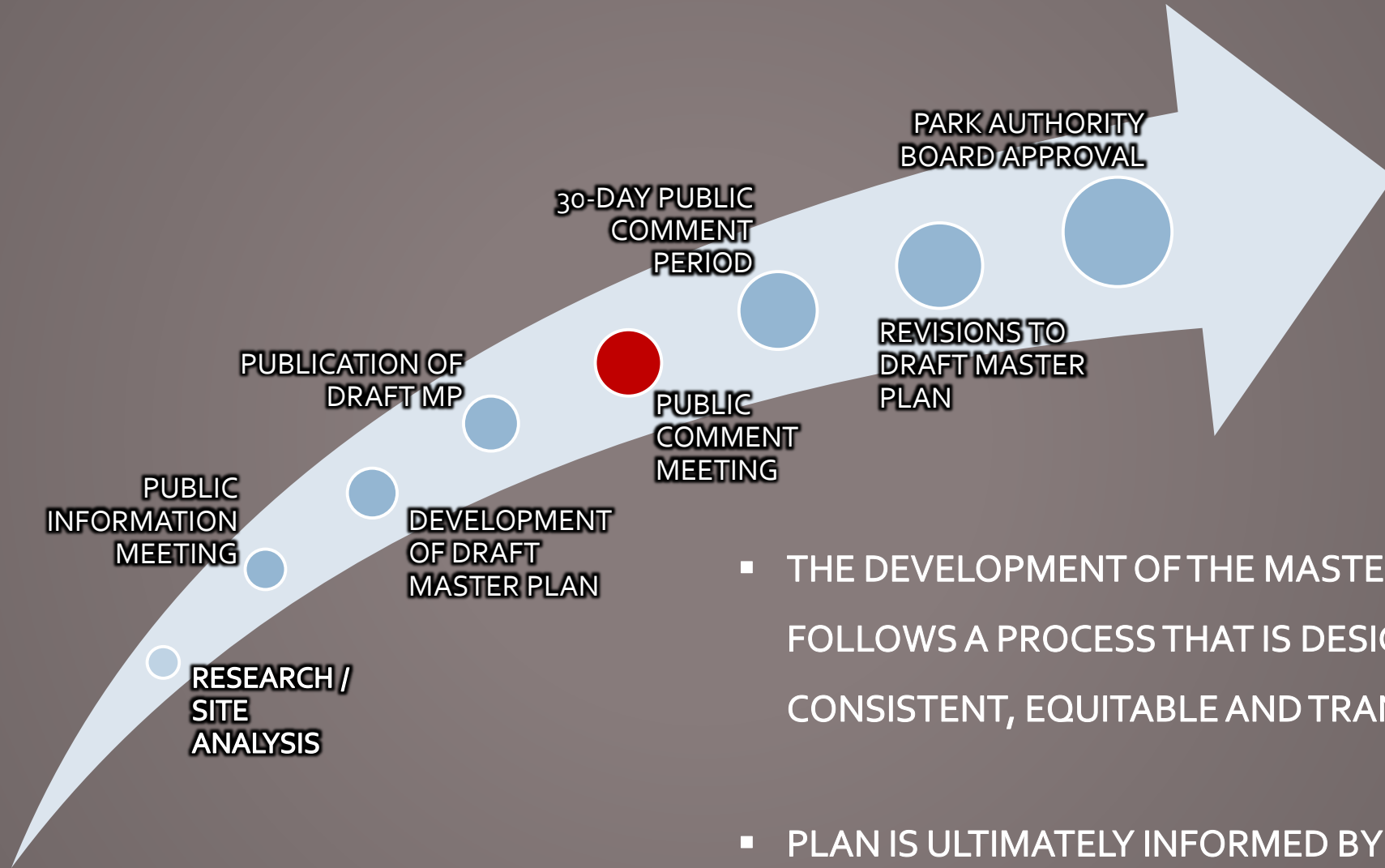
# PARK MASTER PLAN TEAM

- ARCHAEOLOGISTS
- LANDSCAPE ARCHITECTS
- PLANNERS
- NATURAL RESOURCE SPECIALISTS
- OPERATIONAL SPECIALISTS
- RECREATION SPECIALISTS
- PARK DEVELOPMENT SPECIALISTS
- SITE STAFF





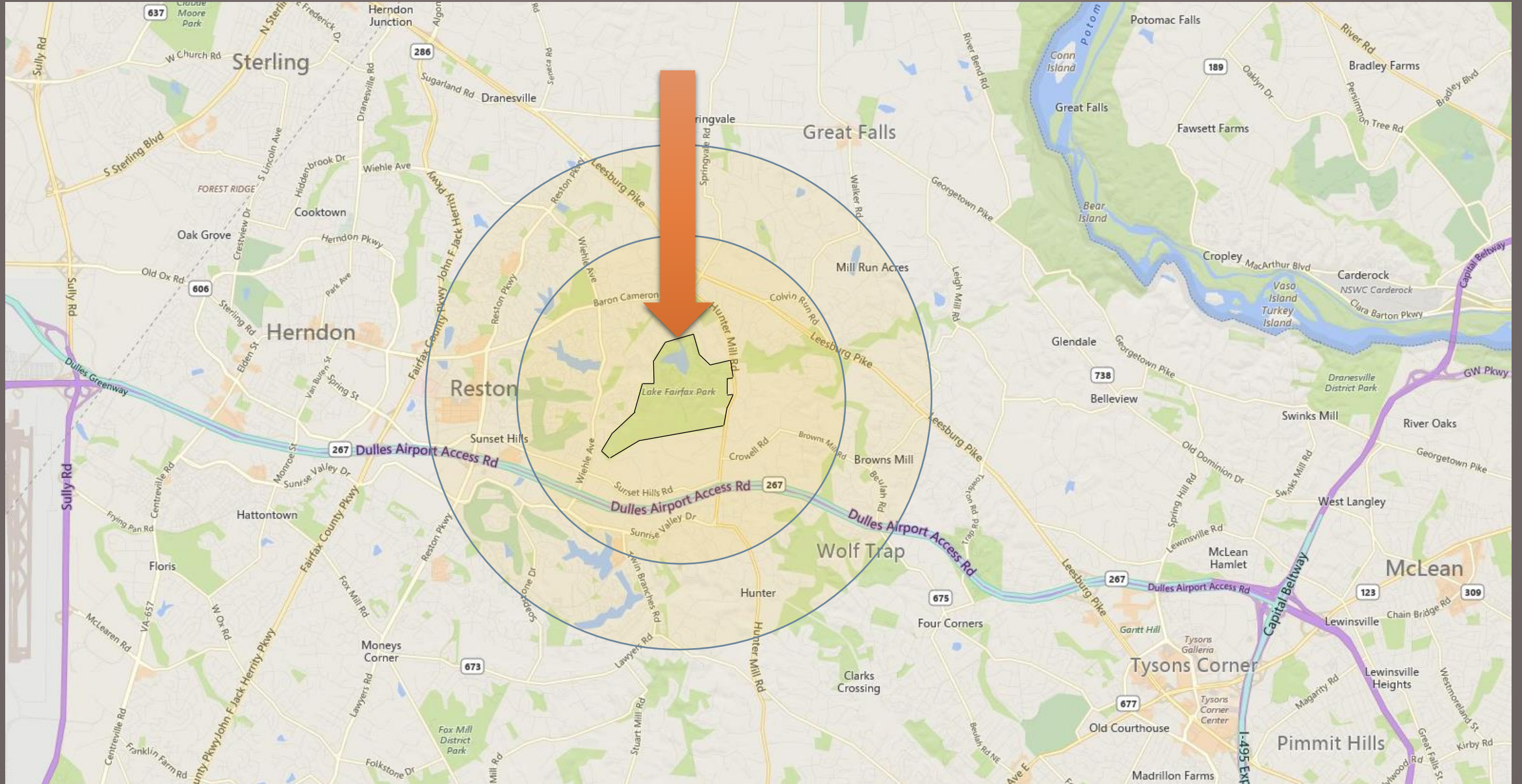
# MASTER PLAN PROCESS & SCHEDULE



- THE DEVELOPMENT OF THE MASTER PLAN FOLLOWS A PROCESS THAT IS DESIGNED TO BE CONSISTENT, EQUITABLE AND TRANSPARENT
- PLAN IS ULTIMATELY INFORMED BY PUBLIC INPUT THROUGH A SERIES OF ITERATIONS

# LAKE FAIRFAX PARK

## PARK LOCATION

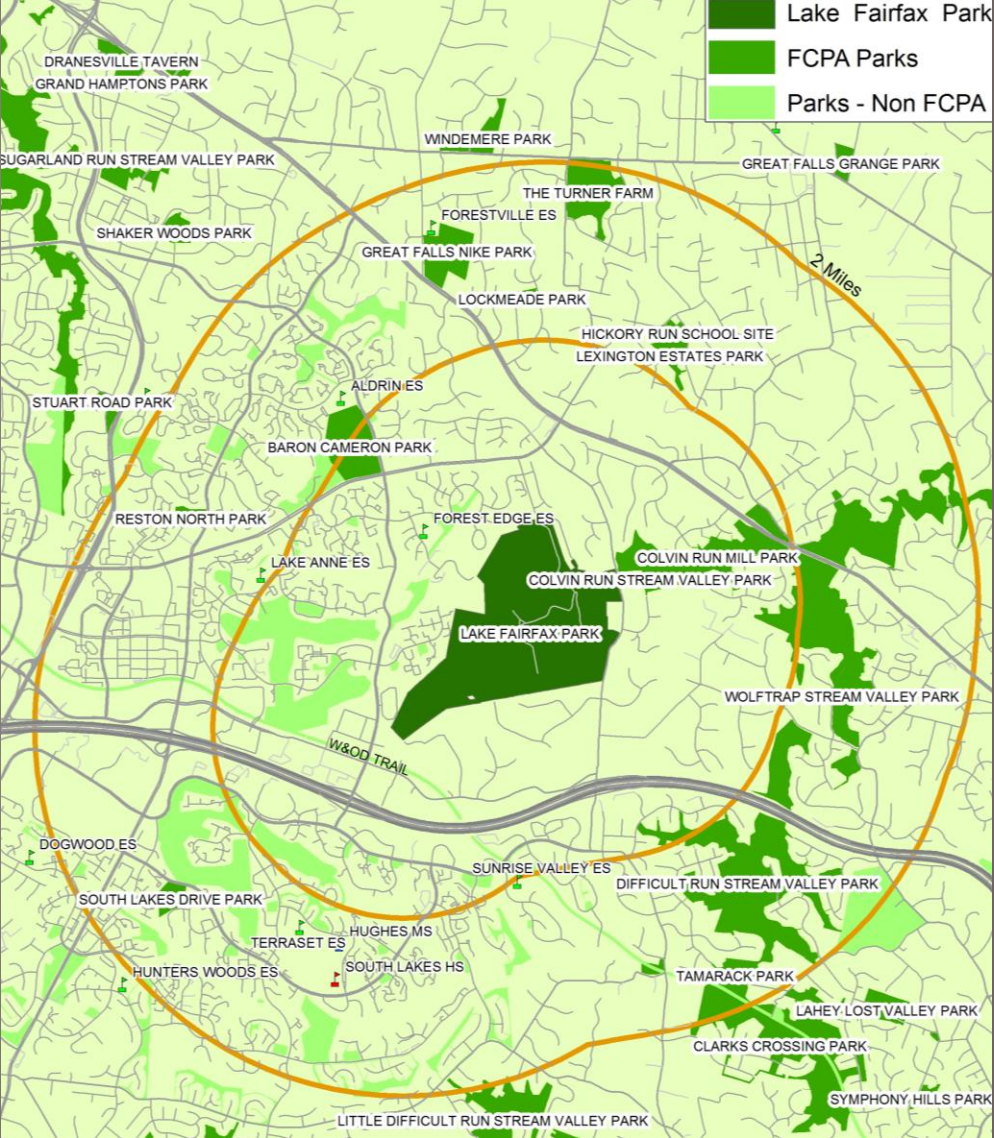




# LAKE FAIRFAX PARK

## NEARBY PARKS & FACILITIES

	TRAILS	OPEN PLAY AREA	PICNIC AREA	PLAYGROUND/TOTLOT	RECTANGLE FIELD	DIAMOND FIELD	TENNIS COURTS	BASKETBALL COURTS	EQUESTRIAN FACILITIES	HISTORIC FEATURE	DOG PARK	GARDEN PLOTS
PARK NAME												
Clark Crossing Park	●	●			2							
Hickory Run School Site												
Great Falls Nike Park	●	●	●		3	5	2	1				
Colvin Run SV Park	●	●										
Difficult Run SV Park	●	●										
Baron Cameron Park		●	●	●	9	1					●	●
Lexington Estates Park												
Lockmeade Park		●			1							
Reston North Park	●			●		2						
South Lakes Drive Park	●	●	●	●	1	1		1				
Little Difficult Run SV Park	●			●								
Wolftrap SV Park	●											
The Turner Farm	●			●					●			
Colvin Run Mill Park			●							●		
Tamarack Park	●	●										





# LAKE FAIRFAX PARK

## THE PARK TODAY





# LAKE FAIRFAX PARK

## IMPROVEMENTS SINCE 2001 MASTER PLAN





# LAKE FAIRFAX PARK

## DRAFT CONCEPTUAL DEVELOPMENT PLAN





## USE AREAS

- ① ACTIVITY CORE
- ② EVENT AREA
- ③ DOG PARK ZONE
- ④ ENTRY ZONE
- ⑤ PICNIC ZONE
- ⑥ PLAYGROUND ZONE
- ⑦ MAINTENANCE SHOP
- ⑧ MULTI-USE FIELDS
- ⑨ ADVENTURE COURSE ZONE
- ⑩ CAMPING AREA
- ⑪ SKATE PARK ZONE
- ⑫ ATHLETIC FIELDS ZONE
- ⑬ PUMP TRACK ZONE
- ⑭ MULTI-PURPOSE CENTER AREA
- ⑮ FOREST RESOURCE PROTECTION ZONE
- ⑯ MEADOW RESOURCE PROTECTION ZONE

## PROPOSED FACILITIES

- A OFF LEASH DOG AREA
- B EVENT PAVILION**
- C CENTRAL BANDSTAND
- D PLAYGROUND
- E RENTAL CABINS
- F MEADOW INTERPRETIVE OVERLOOK
- G CRICKET FIELD (REGULATION SIZE, LIGHTED)
- H MULTIPURPOSE CENTER
- I PUMP TRACK EXPANDED W/ SKILLS COURSE
- J ADVENTURE COURSE FACILITY
- K RECREATION PATHWAY LOOP
- AREAS TO BE REVEGETATED
- P NEW PARKING AREA

- P EXISTING PARKING AREA
- ←→ ROADWAY
- ←→ PAVED WALKWAY
- ←→ WIDE TRAIL
- ←→ SINGLE TRACK TRAIL



# LAKE FAIRFAX PARK CONCEPTUAL DEVELOPMENT PLAN

SCALE: 1"=400'

PREPARED BY:  
FAIRFAX COUNTY PARK AUTHORITY





# PROPOSED FACILITIES

## EVENT PAVILION

- CONVERSION OF CANOPY PICNIC AREA G INTO A PERMANENT EVENT PAVILION FOR CORPORATE AND LARGE GROUP USE
- MAXIMUM OCCUPANCY OF 200 PEOPLE
- PAVED DRIVE AND PARKING AREA TO IMPROVE ACCESSIBILITY AND REDUCE MAINTENANCE





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# PROPOSED FACILITIES

## CENTRAL BANDSTAND

- INCORPORATE A BANDSTAND IN THE CENTRAL PORTION OF THE ACTIVITY CORE
- THE BANDSTAND WOULD BE A CENTRAL ORGANIZING ELEMENT AND BE USED FOR LARGE EVENTS, BANDS, DANCES, SPEECHES, ETC





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# PROPOSED FACILITIES

## PLAYGROUND FACILITY

- DEVELOP A REGIONAL SIZE PLAYGROUND IN THE AREA TO THE SOUTH OF THE MAIN PARKING LOT AND AT THE NORTHERN END OF PICNIC AREA
- PLAYGROUND SHOULD BE ALL INCLUSIVE PLAY AND ACCOMMODATE ALL AGE GROUPS
- PLAYGROUND THEME SHOULD RELATE TO LAKE FAIRFAX SPECIFICALLY
- LOCATING THE PLAYGROUND CLOSE TO THE PICNIC FACILITIES IS CONVENIENT FOR FAMILIES





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# PROPOSED FACILITIES

## RENTAL CABINS

- CABINS TO BE LOCATED NEAR THE BLUFF AT THE NORTHERN EDGE OF THE CAMPING AREA CLOSE TO THE LAKE, BUT OUTSIDE OF THE RESOURCE PROTECTION AREA (RPA)
- CABINS SHOULD HAVE ELECTRICITY BUT NO PLUMBING. THE CAMPING RESTROOM/SHOWER FACILITY CAN SERVE THE CABINS
- LOG-BUILT CABINS, YURTS, AND OTHER KINDS OF INTERESTING STRUCTURES SHOULD BE CONSIDERED






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LAYOUT AND LOCATIONS OF FACILITIES  
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# PROPOSED FACILITIES

## MEADOW WITH INTERPRETIVE OVERLOOK

- THE OPEN AREA THAT IS MOWED ALONG THE ACCESS ROAD TO THE ATHLETIC FIELDS SHOULD BE RESTORED TO BECOME A NATURAL MEADOW AREA
- NON-NATIVE INVASIVE SPECIES, SUCH AS AUTUMN OLIVE, SHOULD BE REMOVED AS THEY CAN IMPEDE THE NATURAL DISTURBANCE PROCESS AND SERVE AS SEED SOURCES FOR OTHER AREAS OF THE PARK
- AN OVERLOOK WITH INTERPRETIVE SIGNAGE AND SEATING WOULD BE LOCATED FROM A WALKWAY PLACED ALONG THE ACCESS ROAD
- CONTROLLED BURNING SHOULD BE CONSIDERED FOR THE NATURAL MAINTENANCE OF THE MEADOW





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# PROPOSED FACILITIES

## AUXILIARY HUNTER MILL ROAD ENTRANCE

- LIMITED ACCESS DRIVE TO BE LOCATED OFF OF HUNTER MILL ROAD ADJACENT TO THE NEWLY ACQUIRED PARCELS
- NEW DRIVE WILL REDUCE NEIGHBORHOOD TRAFFIC IMPACTS, IMPROVE CIRCULATION EFFICIENCY, PROVIDE EMERGENCY ACCESS, AND PROVIDE A SECONDARY MEANS OF ACCESSING FACILITIES WITHIN THE PARK
- THE SPECIFIC LOCATION WILL NEED TO BE STUDIED AND APPROVED BY VDOT
- TRAFFIC CONTROL DEVICES SUCH AS SIGNAGE AND GATES SHOULD BE CONSIDERED





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# PROPOSED FACILITIES

## REGULATION SIZE CRICKET FIELD

- UPDATE THE CRICKET FIELD TO MEET REGULATION SIZES AND STANDARDS
- ADD LIGHTING TO THE ENTIRE MULTIPURPOSE FIELD TO EXTEND THE USE OF THE CRICKET FIELD AND ANY EVENTS USING THE ENTIRE FIELD AREA
- FIELD TO REMAIN NATURAL SOD TO MAINTAIN THE USE FLEXIBILITY OF THE OVERALL MULTI-FIELD AREA





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### ⑭ MULTIPURPOSE CENTER

- ① PUMP TRACK EXPANDED W/ SKILLS COURSE
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■ AREAS TO BE REVEGETATED

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# PROPOSED FACILITIES

## MULTIPURPOSE CENTER

- A NEW MULTIPURPOSE CENTER IS PROPOSED AT THE NEWLY ACQUIRED PARCELS ALONG HUNTER MILL ROAD
- THE BUILDING SHOULD BE DESIGNED TO ACCOMMODATE LARGE CLASSES AND EVENTS, OFFICES, STORAGE, RESTROOMS, AND POTENTIAL CATERING KITCHEN SHOULD BE CONSIDERED
- THE LOCATION OF THE BUILDING WILL EXPAND THE USE POSSIBILITIES OF THE ADJACENT MULTI-USE FIELD AND SERVE AS A TRAILHEAD TO MANY OF THE PARKS TRAILS
- THE FACILITY WILL INCLUDE A PARKING AREA AND OUTDOOR USE AREAS





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# PROPOSED FACILITIES

## EXPANDED PUMP TRACK AND SKILLS COURSE

- EXPAND PUMP TRACK TO INCLUDE MORE JUMPS AND FEATURES
- FUTURE DEVELOPMENT PLANS SHOULD ENSURE DEVELOPMENT DOES NOT INFRINGE UPON NATURAL RESOURCES
- A SKILLS COURSE SHOULD BE ADDED TO COMPLIMENT THE TRACK AND ADD DIVERSITY OF FEATURES





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# PROPOSED FACILITIES

## ADVENTURE COURSE FACILITY

- A ROPES ADVENTURE COURSE IS PROPOSED IN THE CURRENT LOCATION OF GROUP CAMPING AREA 10
- THIS AREA IS CURRENTLY UNDERUTILIZED AND THE LOCATION, GRADE, AND FOREST CONDITION MAKE THIS A PRIME SPOT FOR THIS KIND OF USE
- THE COURSE COULD BE ACCESSED FROM PARKING SPACES ADDED TO THE EAST OF THE SKATE PARK
- THE COURSE CAN BE DESIGNED TO NOT HARM THE SURROUNDING FLORA AND FAUNA





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## PROPOSED FACILITIES

- A OFF LEASH DOG AREA
- B EVENT PAVILION
- C CENTRAL BANDSTAND
- D PLAYGROUND
- E RENTAL CABINS
- F MEADOW INTERPRETIVE OVERLOOK
- G CRICKET FIELD (REGULATION SIZE, LIGHTED)
- H MULTIPURPOSE CENTER
- I PUMP TRACK EXPANDED W/ SKILLS COURSE
- J ADVENTURE COURSE FACILITY



K RECREATION PATHWAY LOOP

AREAS TO BE REVEGETATED

P NEW PARKING AREA

P EXISTING PARKING AREA

ROADWAY

PAVED WALKWAY

WIDE TRAIL

SINGLE TRACK TRAIL



LAYOUT AND LOCATIONS OF FACILITIES  
ARE CONCEPTUAL. FINAL LOCATIONS ARE  
DEPENDENT UPON ENGINEERING STUDIES.



# LAKE FAIRFAX PARK CONCEPTUAL DEVELOPMENT PLAN

SCALE: 1"=400'

PREPARED BY:  
FAIRFAX COUNTY PARK AUTHORITY



# PROPOSED FACILITIES

## RECREATION PATHWAY LOOP

- ADDITION OF A ½ MILE PATHWAY LOOP AROUND THE PERIMETER OF THE MULTI-USE FIELD
- THE DISTRICT HAS A SHORTAGE OF FACILITIES WHERE THE PUBLIC CAN RUN OR WALK ON AN ACCESSIBLE SURFACE
- PATHWAY WOULD DOUBLE AS A MEANS OF ORGANIZING EVENTS THAT TAKE PLACE IN THE MULTI-USE FIELD





## USE AREAS

- ① ACTIVITY CORE
- ② EVENT AREA
- ③ DOG PARK ZONE
- ④ ENTRY ZONE
- ⑤ PICNIC ZONE
- ⑥ PLAYGROUND ZONE
- ⑦ MAINTENANCE SHOP
- ⑧ MULTI-USE FIELDS
- ⑨ ADVENTURE COURSE ZONE
- ⑩ CAMPING AREA
- ⑪ SKATE PARK ZONE
- ⑫ ATHLETIC FIELDS ZONE
- ⑬ PUMP TRACK ZONE
- ⑭ MULTI-PURPOSE CENTER AREA
- ⑮ FOREST RESOURCE PROTECTION ZONE
- ⑯ MEADOW RESOURCE PROTECTION ZONE

## PROPOSED FACILITIES



**(A) OFF LEASH DOG AREA**

- (B) EVENT PAVILION
- (C) CENTRAL BANDSTAND
- (D) PLAYGROUND
- (E) RENTAL CABINS
- (F) MEADOW INTERPRETIVE OVERLOOK
- (G) CRICKET FIELD (REGULATION SIZE, LIGHTED)
- (H) MULTIPURPOSE CENTER
- (I) PUMP TRACK EXPANDED W/ SKILLS COURSE
- (J) ADVENTURE COURSE FACILITY
- (K) RECREATION PATHWAY LOOP
- AREAS TO BE REVEGETATED
- NEW PARKING AREA

- EXISTING PARKING AREA
- ROADWAY
- PAVED WALKWAY
- WIDE TRAIL
- SINGLE TRACK TRAIL



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# PROPOSED FACILITIES

## OFF LEASH DOG AREA

- A DOG PARK WAS PROPOSED IN THE 2001 MASTER PLAN IN THE LOCATION WHERE THE PUMP TRACK IS TODAY
- THE PROPOSED LOCATION FOR THE DOG PARK IN THE DRAFT CONCEPTUAL DEVELOPMENT PLAN IS LOCATED CENTRALLY IN THE PARK TO AVOID NEIGHBORHOOD DISTURBANCE
- THE PROPOSED LOCATION IS AT LEAST  $\frac{1}{4}$  MILE FROM NEAREST RESIDENTS
- THE SIZE WILL BE A MINIMUM OF A  $\frac{1}{2}$  ACRE AND UTILIZE NEARBY PARKING AREAS WITH SOME MINOR PARKING SPACE ADDITIONS





# REMOVED PLAN ELEMENTS

- CAROUSEL
- GROUP CAMPING AREA 10
- MINI-GOLF AREA
- TOT LOT EXPANSION
- CAMP STORE/INTERPRETIVE CENTER





# LAKE FAIRFAX PARK

## NEXT STEPS IN PLANNING PROCESS

- END OF 30 DAY PUBLIC COMMENT PERIOD – JULY 20
- REVISIONS TO DRAFT MASTER PLAN- SUMMER 2018
- PARK AUTHORITY BOARD APPROVAL– FALL 2018





# LAKE FAIRFAX PARK

## HELP PLAN YOUR PARK

Please visit our website:

<http://www.fairfaxcounty.gov/parks/planning-development/lakefairfax>



Please send comments by **July 20th** to:  
e-mail: [parkmail@fairfaxcounty.gov](mailto:parkmail@fairfaxcounty.gov)



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